

PUBLIC NOTICE

Invitation For Bids (IFB) Sale of Surplus Real Property

- A. The City of San Antonio is accepting sealed bids for the purchase of surplus City-owned real property described below which must be received by the City Clerk's Office, City Hall, 2nd Floor, 100 Military Plaza, San Antonio, Texas. Bidders may submit, by mail or hand-delivery, only one (1) signed original BID FORM per property, which must be complete and free from ambiguity. Bids may be accepted by the City for the property or properties until April 12, 2008.



Map of Parcel No. 47

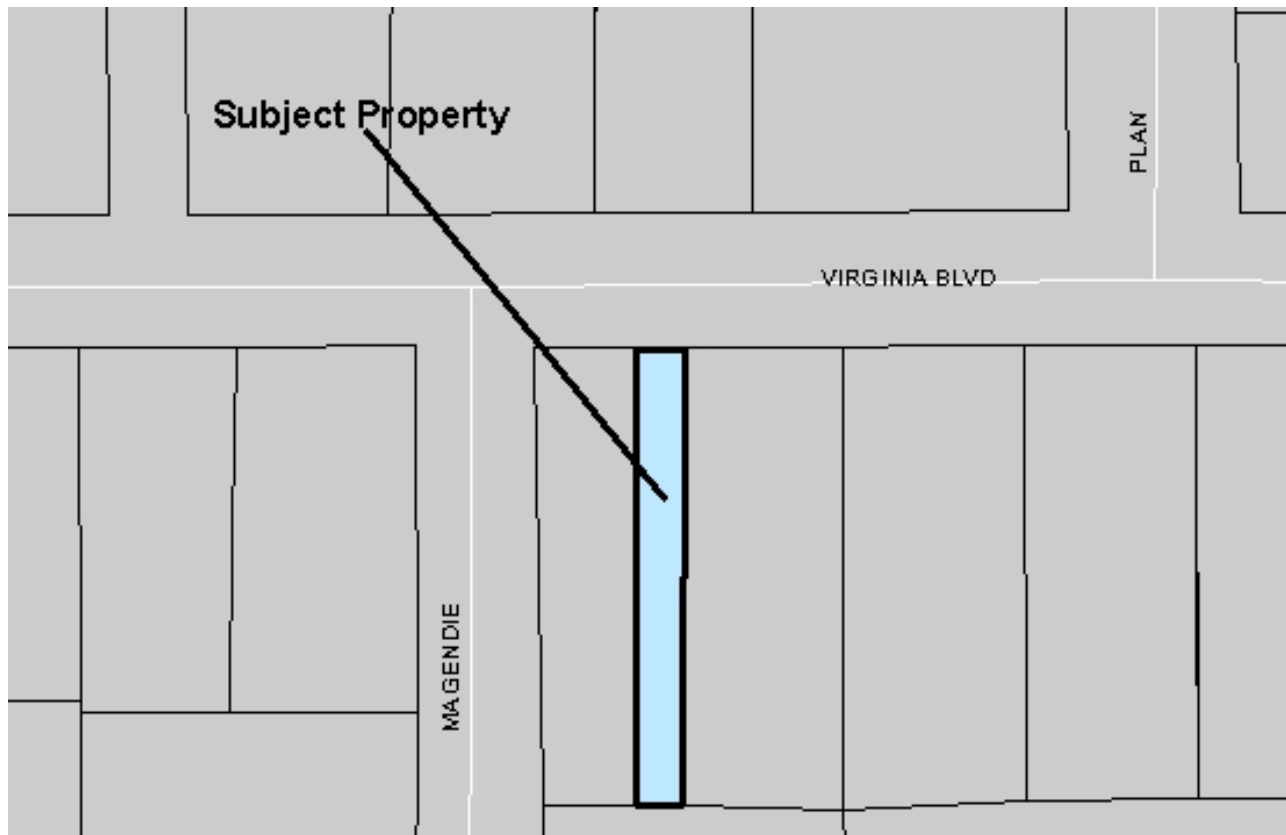
Description/Location: Parcel No. 47 (C14499): Lot 7, Block 7, New City Block 6046 also known as 614 Albert Street, Account No. 06046-007-0070, approximately 0.043 of an acre (1,875 sf)

Current Zoning: MF33

Conditions: SAN ANTONIO WATER SYSTEM: Purchaser must agree to reserve a perpetual easement for all existing water and/or water facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the purchaser.

DEPARTMENT OF ASSET MANAGEMENT: Purchaser will be required to obtain a legal survey at the purchaser's expense.

Estimated Value: Parcel No. 47: \$2,370.00



Map of Parcel No. 108

Description/Location: Parcel No. 108 (C14230): W. 16 ft of lot 11, Block 1, New City Block 3164 also known as 2124 Virginia Blvd., Account No. 03164-001-0160, approximately 0.0531 of an acre (2,123 sf)

Current Zoning: RM4

Conditions: SAN ANTONIO WATER SYSTEM: Purchaser must agree to reserve a perpetual easement for all existing water and/or water facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the purchaser.

PLANNING DEPARTMENT: The property should continue to be used as single-family or residential mix use district.

DEVELOPMENT SERVICES DEPARTMENT: The site is zoned RM4 and proposed development will be subject to zoning restrictions and development codes.

DEPARTMENT OF ASSET MANAGEMENT: Purchaser will be required to obtain a legal survey at the purchaser's expense.

Estimated Value: Parcel No. 108: \$2,775.00



Map of Parcel No. 109

Description/Location: Parcel No. 109: Lot 23, Block 31, New City Block 1482 also known as 2335 Dakota Street, Account No. 01482-031-0230, approximately 0.1492 of an acre (6,500sf)

Current Zoning: RM4 EP-1

Conditions: SAN ANTONIO WATER SYSTEM: Purchaser must agree to reserve a perpetual easement for all existing water and/or water facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the purchaser.

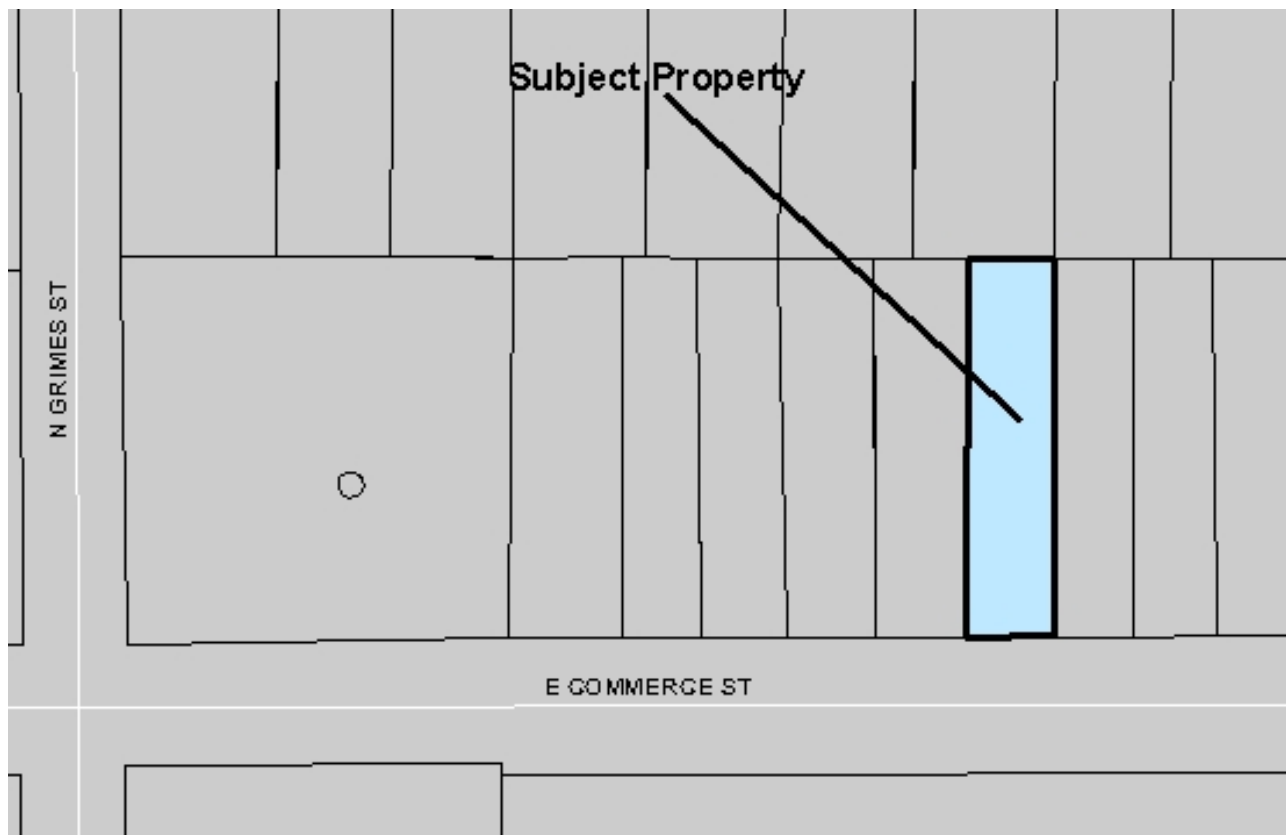
DEVELOPMENT SERVICES DEPARTMENT: The property may be subject to platting and other development standards.

PLANNING DEPARTMENT: The property should be developed as single-family, owner occupied housing to conform with the Medium Density, Single Family and Mixed Residential land use designated for this parcel by the Arena District/Eastside Community Land Use Plan.

PUBLIC WORKS DEPARTMENT: The location of the sanitary sewer must be identified on the legal survey.

DEPARTMENT OF ASSET MANAGEMENT: Purchaser will be required to obtain a legal survey, depicting the location of the sanitary sewer on the legal survey, at the purchaser's expense.

Estimated Value: Parcel No. 109: \$5,900.00



Map of Parcel No. 110

Description/Location: Parcel No. 110: Lot E 33 ft of 21, Block 12, New City Block 1433 also known as 2727 E. Commerce Street, Account No. 01433-012-0213, approximately 0.09924 of an acre (4,323 sf)

Current Zoning: C2 EP-1

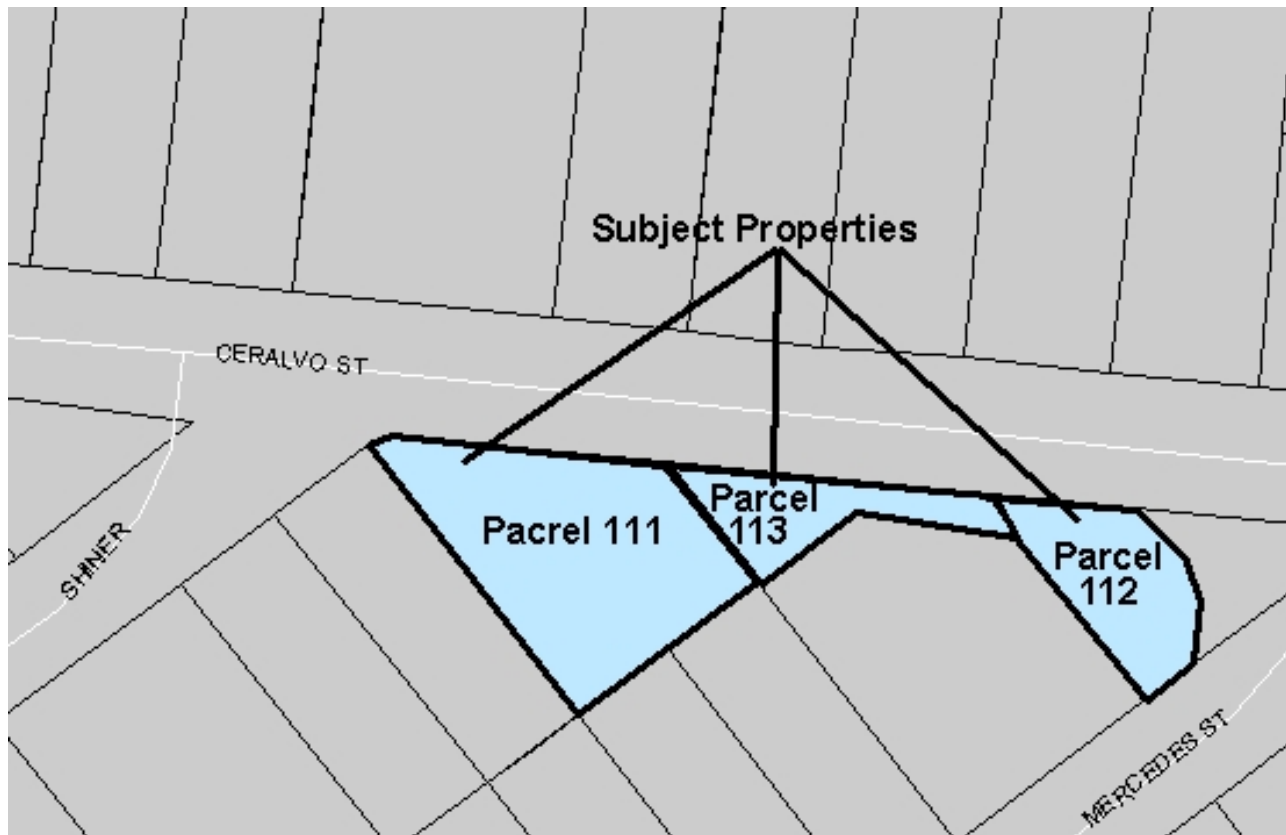
Conditions: SAN ANTONIO WATER SYSTEM: Purchaser must agree to reserve a perpetual easement for all existing water and/or water facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the purchaser.

DEVELOPMENT SERVICES DEPARTMENT: The property may be subject to platting and other development standards.

PLANNING DEPARTMENT: The base zoning of C2 EP-1 should be changed to a low or medium-density residential zoning district (R4, R5, R6, RM4, RM5 or RM6) to conform with the Medium Density, Single Family and Mixed Residential land use designated for this parcel by the Arena District/Eastside Community Land Use Plan.

DEPARTMENT OF ASSET MANAGEMENT: Purchaser will be required to obtain a legal survey at the purchaser's expense.

Estimated Value: Parcel No. 110: \$5,346.00



Map of Parcel Nos. 111, 112 and 113

Description/Location: Parcel No. 111: A portion of Lots 29 and 30, Block 3, New City Block 6441 also known as 240 Ceralvo Street, Account No. 06441-003-0290, approximately 0.1300 of an acre (5,663 sf)

Parcel No. 112: A portion of Lots 1, 2 and 3, Block 3, New City Block 6441 also known as 218 Ceralvo Street, Account No. 06441-003-0010, approximately 0.1131 of an acre (4,925 sf)

Parcel No. 113: A portion of Lots 31, 32 and 4, Block 3, New City Block 6441 109 Mercedes Street, Account No. 06441-003-0311, approximately 0.0508 of an acre (2,212 sf)

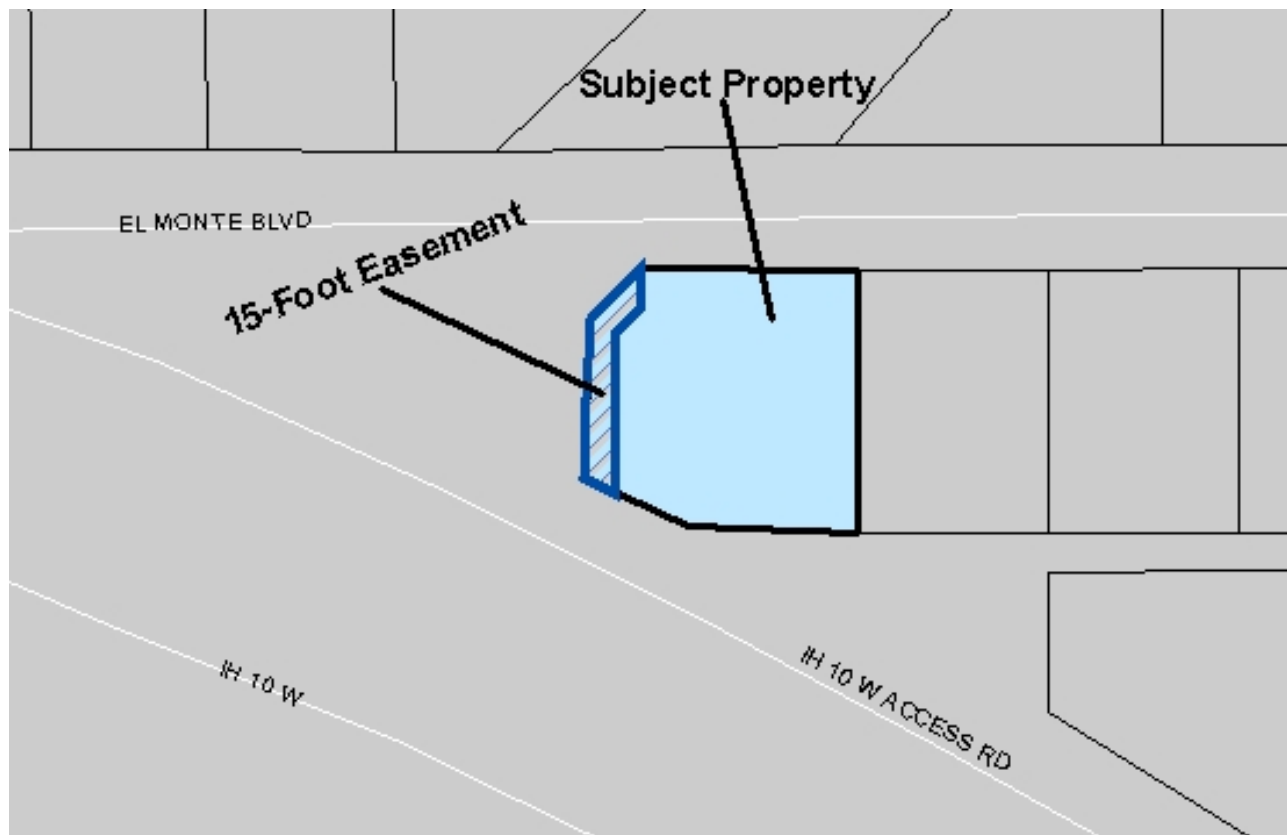
Current Zoning: R4

Conditions: SAN ANTONIO WATER SYSTEM: Purchaser must agree to reserve a perpetual easement for all existing water and/or water facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the purchaser.

DEVELOPMENT SERVICES DEPARTMENT: The properties must meet code requirements and must be platted.

DEPARTMENT OF ASSET MANAGEMENT: Purchaser will be required to obtain a legal survey of each parcel at the purchaser's expense.

Estimated Value:
Parcel No. 111: \$6,061.00
Parcel No. 112: \$5,270.00
Parcel No. 113: \$2,367.00



Map of Parcel No. 114

Description/Location: Parcel No. 114: A portion of a parcel out of Block 6, New City Block 10378, being approximately 0.279 of an acre (12,171 sf)

Current Zoning: R6

Conditions: SAN ANTONIO WATER SYSTEM: Purchaser must agree to reserve a perpetual easement for all existing water and/or water facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the purchaser.

DEVELOPMENT SERVICES DEPARTMENT: The property is zoned R6 and will be subject to compliance with the Unified Development Code requirements.

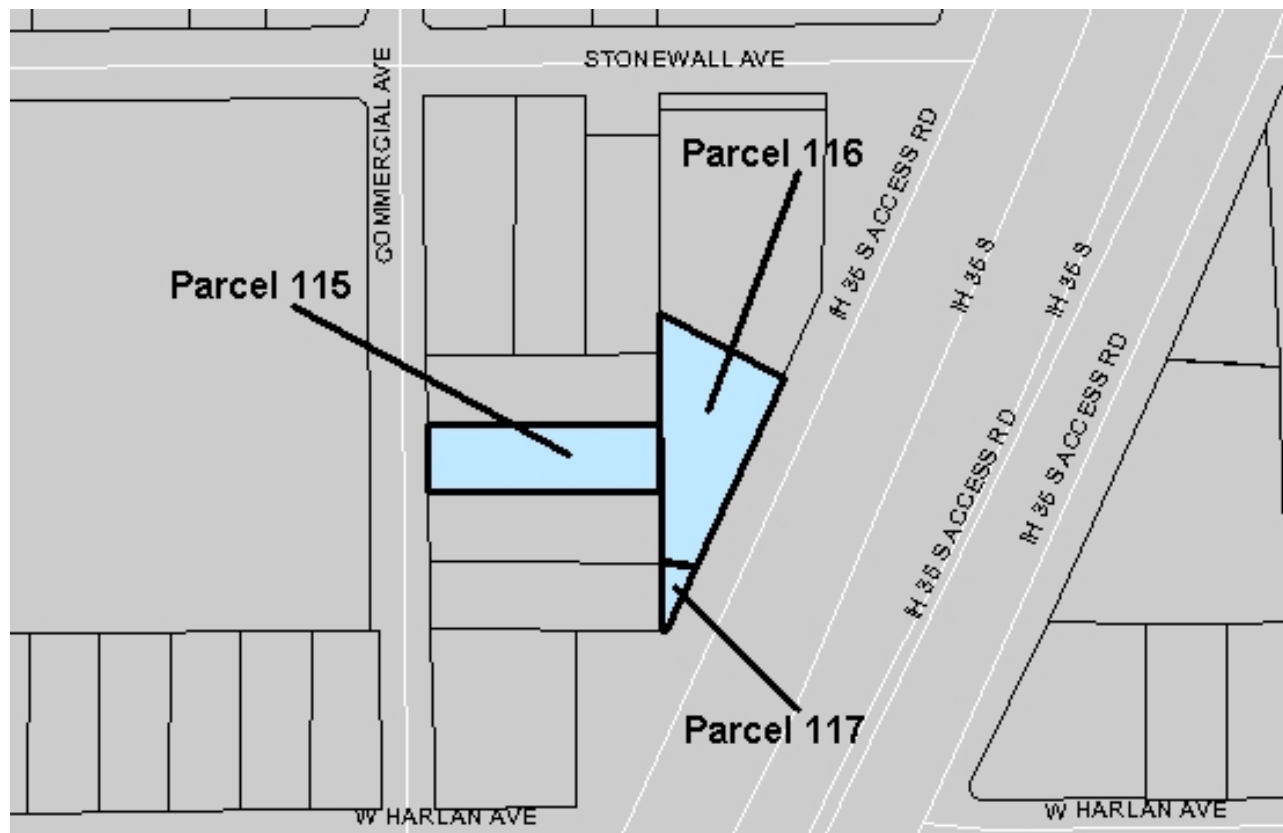
PLANNING DEPARTMENT: The property should be zoned as single-family residential to remain consistent with the low density land use designation of the adjacent parcel.

PUBLIC WORKS DEPARTMENT: The potential use of this tract and resulting potential impact to traffic is a concern. This tract must be left fallow or used in some manner for buffering (however slight) of the residential area, drainage (if applicable), landscaping or other potential mediation. A 15-foot easement must be retained on the West portion of the property.

The remaining conditions are continued on the next page.

DEPARTMENT OF ASSET MANAGEMENT: Purchaser will be required to obtain a legal survey, depicting the 15-foot easement on the legal survey, at the purchaser's expense. This property is part of the highway system. The conveyance of this property will take place upon the acceptance and final approval of a resolution provided to the Texas Department of Transportation Commission by the City of San Antonio recommending to declare the property surplus to the needs of the Texas Department of Transportation and requesting to remove it from the state highway system.

Estimated Value: Parcel No. 114: \$14,240.00



Map of Parcel Nos. 115, 116 and 117

Description/Location: Parcel No. 115: Lot 97, Block, New City Block 7895 also known as 1022 Commercial Avenue, Account No. 07895-000-0970, approximately 0.182 of an acre (7,928 sf)

Parcel No. 116: A portion of Lot 55, Block, New City Block 7895 also known as 0 IH 35 South, Account No. 07895-000-0554, approximately 0.212 of an acre (9,235 sf)

Parcel No. 117: A portion of Lot 55, Block, New City Block 7895 also known as 0 IH 35 South, Account No. 07895-000-0554, approximately 0.013 of an acre (566 sf)

Current Zoning: R4

Conditions: CITY PUBLIC SERVICE: The existing 8-inch gas main at the property line of Commercial Avenue must not be disturbed or damaged.

SAN ANTONIO WATER SYSTEM: Purchaser must agree to reserve a perpetual easement for all existing water and/or water facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the purchaser.

PLANNING DEPARTMENT: The current land use is low-density residential. The Nogalitos/S. Zarzamora Community Land Plan states: “Low-density residential development includes single-family houses on individual lots with or without attached accessory dwelling units, such as flats, garage apartments and “echo” (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure.”

The remaining conditions are continued on the next page.

PUBLIC WORKS DEPARTMENT: There is an underground storm sewer system that is routed through the properties. A drainage easement must be retained for the existing drainage system (10-foot X 7-foot Box Culvert). No structures are to be built on top of the underground box culvert storm sewer system or easement. A 20-foot drainage easement is to be granted to the City of San Antonio directly above the 10-foot box culvert underground storm water system as it pertains to the property limits. If a parking lot is constructed, all manholes must be raised and leveled to the surface. The property above the underground storm sewer system is to be accessible at all times. Any and all damages to future improvements due to storm sewer maintenance or improvements will be the sole responsibility of the purchaser.

DEVELOPMENT SERVICES DEPARTMENT: The properties are zoned R4 and will be subject to platting and development requirements.

DEPARTMENT OF ASSET MANAGEMENT: Purchaser will be required to obtain a legal survey, depicting the 10-foot by 7-foot Box Culvert and the 20-foot drainage easement on the legal survey, at the purchaser's expense. Parcels 116 and 117 are part of the highway system. The conveyance of parcels 116 and 117 will take place upon the acceptance and final approval of a resolution provided to the Texas Department of Transportation Commission by the City of San Antonio recommending to declare the properties surplus to the needs of the Texas Department of Transportation and requesting to remove them from the state highway system.

Estimated Value:	Parcel No. 115: \$8,483.00
	Parcel No. 116: \$9,882.00
	Parcel No. 117: \$ 606.00



Map of Parcel No. 118

Description/Location: Parcel No. 118: Triangular portion out of Lots 15, 16, 17, 18 and 19, Block 2, New City Block 311, approximately 0.0723 of an acre (3,150 sf)

Current Zoning: C3NA

Conditions: SAN ANTONIO WATER SYSTEM: Purchaser must agree to reserve a perpetual easement for all existing water and/or water facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the purchaser.

DEVELOPMENT SERVICES DEPARTMENT: The property must meet zoning and code standards.

PLANNING DEPARTMENT: It is recommended that any future development on this site incorporate action steps related to improving streetscape, signage and open space as defined in the Pedestrian & Public Space Plan Section of the Downtown Neighborhood Plan. No billboards as defined in Chapter 28 of the Unified Development Code shall be permitted on this site and should be a condition of the sale.

PUBLIC WORKS DEPARTMENT: No driveway access within 100 feet of the intersection of San Saba with Guadalupe will be allowed.

DEPARTMENT OF ASSET MANAGEMENT: Purchaser will be required to obtain a legal survey, at the purchaser's expense.

Estimated Value: Parcel No. 118: \$12,663.00

- B. Land and improvements will be sold in their respective **“AS IS WHERE IS WITH ALL FAULTS CONDITION”** subject to any and all conditions of record in the Official Public Records of Real Property of Bexar County, Texas and/or conditions set forth in the conveyance documents. City does not warranty against any defects in title and property will be conveyed by Deed Without Warranty. The property file may be viewed by scheduled appointment.
- C. Each bidder must complete and sign the attached BID FORM. A person authorized to bind the bidder to a legal document must sign the form. All bid submissions will be the property of the City of San Antonio and are non-returnable. Bids must be complete and free from ambiguity. All bids submitted shall be valid for a period of not less than ninety (90) days. Bids must be submitted in a sealed envelope with the following information marked on the outside of the envelope: **“Invitation for Bid: Sale of Surplus Real Property”**.
- D. Bids may be mailed or hand-delivered to the City Clerk’s Office. Bids by facsimile transmission will not be accepted.

If mailed:

City Clerk’s Office
City of San Antonio
Post Office Box 839966
San Antonio, Texas 78283-3966

If hand-delivered:

City Clerk’s Office
San Antonio City Hall
100 Military Plaza, Second Floor
San Antonio, Texas

- E. Any questions related to the IFB must be submitted in writing to:

Jesse Quesada, Special Projects Officer
Asset Management Department, Suite 201
114 W. Commerce (Mailing: P.O. Box 839966)
San Antonio, Texas 78283-3966
Telephone: (210) 207-6971
E-mail: jquesada@sanantonio.gov

- F. The City may select a bid deemed by the City to be in the City’s best interest to include the highest and best use of the property, a desirable exchange of property, or the greatest bid amount. The bidder shall have ten (10) business days, unless specifically extended at the sole discretion of the City, from the date of such notification of selection to submit a cashier’s check for the total amount of the bid for the subject property. Failure to submit a cashier’s check for the total amount and/or an executed letter of agreement to all conditions may result in rejection of the bid, at which time the City may select the next bid deemed to be in the City’s best interest or reject all bids.
- G. The City reserves the right to reject any or all bids, to waive any minor irregularities or technicalities and to accept any bid it deems to be in the City’s best interest. The City further reserves the right to reject a bid if more than one bid is received from an individual/entity, and/or if it is found that collusion exists amongst bidders. Incomplete bid submittals may not be considered.
- H. Selection of successful bidder(s) is subject to the recommendation of the City of San Antonio Planning Commission and approval of the San Antonio City Council.
- I. Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that persons, or their agents, who seek to contract for the sale or purchase of property, goods, or services with the City, shall file a completed conflict of interest questionnaire with the City Clerk not later than the 7th business day after the date that the person: begins contract discussions or negotiations with the City; or (2) submits to the City an application, response to a request for proposals or bids, correspondence, or another writing related to a potential agreement with the City.

- I. (Continued) The conflict of interest questionnaire form is available from the Texas Ethics Commission at www.ethics.state.tx.us. Completed conflict of interest questionnaires may be mailed or delivered by hand to the Office of the City Clerk. If mailing a completed conflict of interest questionnaire, mail to: Office of the City Clerk, P.O. Box 839966, San Antonio, TX 78283-3966. If delivering a completed conflict of interest questionnaire, deliver to: Office of the City Clerk, City Hall, 2nd floor, 100 Military Plaza, San Antonio, TX 78205. Please consult your own legal advisor if you have questions regarding the statute or form.

BID FORM

Parcel No.: _____

Property Description/Address: _____

Bid Amount: \$ _____

Proposed Use/Development: _____

The undersigned represents he/she is authorized to legally bind the bidder in this capacity:

Signature: _____

Signer's Name (printed or typed): _____

Signer's Title (printed or typed): _____

Firm Name (if applicable): _____

Address: _____

Telephone: _____ **Fax:** _____

E-Mail: _____